

Infrastructure – See Attached

There was motion by Mr. Gordon Horne to approve the Bay electric proposal for \$53,900 from capital reserves to convert street lights to LEDs. The motion was seconded by Mr. Ryan. The motion passed unanimously.

There was a motion by Mr. Elliott seconded by Ms. Mirena for Newell Property Management to investigate allowing Knights Bridge residents to access KPMA's lakes for irrigation at their expense. The motion passed unanimously.

Landscape – See Attached

Most of the hurricane cleanup has been completed. The association has met with Paul Klens with WJ Johnson. WJ Johnson will provide a proposal to generate a landscaping plan for the KPMA common property.

The association will be meeting with Crawford to express expectations, reiterate concerns over items which have not been addressed, and try to accelerate work on the community.

ARB –

The ARB is reviewing the ARB manual and re-writing the document.

There was a motion by Mr. Wilson seconded by Dr. Swartz to approve an expenditure of approximately \$8,010.00 for a landscape architect to update the existing ARB manual. The motion passed unanimously.

Ms. Mirena reported that roof infractions continue to be a problem.

There was a motion by Ms. Mirena seconded by Dr. Swartz to appoint David Portman, Darlene Riley, Betty Sandbeck, Stephanie Portman, and Eileen Lutz to the ARB committee. The motion passed unanimously.

Financial Committee –

This will be Mr. Ryan's final year on the board, the board concluded that we should begin to consider his successor who will need the proper financial qualification and if possible overlap Mr Ryan by one year. should begin becoming familiar with the finances.

The association plans to pay for the LED project using the capital contributions from the resale contribution fund.

Communications –

There will be a newsletter done the first week in February with a Hurricane Irma Q&A section.

MANAGEMENT REPORT

There was a motion by Mr. Wilson seconded Dr. Shofer by to refund \$1,300 to Lancaster Square 2 for work performed by TSI related to the 2016 lake bank drainage project which the engineer confirmed was in excess of what was needed. The motion passed unanimously.

OLD BUSINESS

The landscape buffer along the new "auto-condo" installation will be installed sometime in April or May. There will be additional buffer installed by the "auto-condo" complex that will help shield Sheffield Villas.

Collier County gave a presentation to the community last week on the Pine Ridge Road corridor congestion study and plans. It was well attended.

NEW BUSINESS

Dr. Shofer distributed the slides that were presented during the board certification class she attended.

The board discussed its succession planning, particularly for the two outgoing board members.

There was a motion by Mr. Elliott to expand the board to 11 directors. Mr. Elliott withdrew the motion.

There was a motion by Mr. Elliott seconded by Dr. Swartz to award \$1,500.00 to Adoni Kokkinos in gratitude for work performed during the hurricane.

Executive Session:

There was a motion by Ms. Mirena seconded by Mr. Horne to refer violations at 3017 Hendon Court to the associations legal counsel. The motion passed unanimously.

ADJOURNMENT

There being no further business to discuss there was a motion by Mr. Horne seconded by Mrs. Mirena to adjourn. The meeting adjourned at 5:15 PM

The next meeting is scheduled for February 15th at 3:00PM

Respectfully submitted by:
NEWELL PROPERTY MANAGEMENT

Adoni Kokkinos
Adoni Kokkinos